



TOWNSHIP OF ROCHELLE PARK
151 WEST PASSAIC STREET
ROCHELLE PARK, NJ 07662

Approved 4/26/2023

MAYOR AND TOWNSHIP COMMITTEE
MEETING CLOSED SESSION
February 8, 2023
8:45 P.M.

Roll Call: Comm. Artola; Comm. L. Boniface, Comm. V. Bessetti, Deputy Mayor J. Appice
and Mayor P. Mosca

Also Present: Dean M. Pinto, Esq., Interim Township Administrator
Mark DiPisa, Esq., Borough Attorney
Annemarie Wells, Township Acting Clerk
Magdalena Giandomenico, Clerk's Office
Doug Doyle, Esq, Redevelopment Attorney
Kevin Settembrino, Architect

Mayor Mosca read the compliance statement earlier as required by the Open Public Meeting Act, P.L. 1975, and Chapter 231.

Comm. G. Artola made a motion to go into Closed Executive Session, and seconded by Deputy Comm. L Boniface to confirm. Motion carried unanimously.

**RESOLUTION PROVIDING FOR A MEETING NOT OPEN TO THE
PUBLIC IN ACCORDANCE WITH THE PROVISIONS OF
THE NEW JERSEY OPEN PUBLIC MEETINGS ACT**

WHEREAS, the Mayor and Township Committee for the Township of Rochelle Park is subject to the requirements of the Open Public Meetings Act, N.J.S.A. 10:4- et seq.; and

WHEREAS, the Open Public Meetings Act provides that a closed or executive session, not open to the public, may be held for certain specified purposes when authorized by Resolution prior to holding any such closed or executive session; and

WHEREAS, it is necessary for the Mayor and Township Committee for the Township of Rochelle Park to discuss in a session not open to the public certain matters relating to the item or items authorized by N.J.S.A. 10:4-12(b) as designated below:

Matters Relating to Litigation, Negotiations and the Attorney- Client Privilege, including any pending or anticipated litigation. The specific matter involves the following :Redevelopment, Upstairs Tenant, AT&T easement ,Cannabis Counsel ; and

Matters Relating to the Employment Relationship, unless all the individual employees or appointees whose rights could be adversely affected request in writing that such matter or

matters be discussed at a public meeting. The specific matter involves- Recreation Director, Chief's Contract, DPW Contract, David Brown Contract

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and Township Committee for the Township of Rochelle Park , assembled in public session February 8,2023 that an Executive Session closed to the public shall be held on said date, commencing at 8:45p.m. for the purpose of discussing the matters designated above.

IT IS ANTICIPATED that the deliberations conducted in closed session may be disclosed to the public upon the determination of the Township Committee that the public interest will no longer be served by such confidentiality.

1. **Redevelopment - Kevin Settembrino, Architect & Doug Doyle, Esq:**
 - a. Mr. Settembrino spoke about ongoing projects he is a part of and discussed the possibility of having a new Township building with no debt on the books. There would need to be a designation as an area in need of redevelopment. Mr. Doyle spoke about the need to do studies on the current town hall area, Fairfield Drive and Bank and Diner properties. [REDACTED]
[REDACTED]
[REDACTED] Mr. Settembrino stated that the basic concept: design, build and buy back.
 - i. Mr. Doyle stated the following steps would take place: need an assessment if area is in need of redevelopment, sketches from developer, Mr. Settembrino would review the sketches and design, simultaneously there would be a study on all 3 properties relating to non-condemnation are of development. A discussion ensued.
 - ii. Benefit to developer and swapping properties between Fairfield Drive and the Township Building where the Township is owner of the TC property: easier approvals, owner gets capital review, as owners of the municipal building, it is a benefit to the governing body. One scenario: 200 units on TC property, 15% (30 units COAH), tax pilot, retail, rentals, etc.
2. Doug Doyle, Esq spoke about the money and judgement regarding the upstairs tenant and the AT&T property.
3. Township Attorney spoke about putting out an RFP for a Cannabis Attorney
4. **Township Administrator Pinto:**
 - a. Township Administrator spoke about Dave Browns Contract and went over the terms, a discussion ensued and governing body is in favor of going forward.
 - b. William Pear – Code Enforcement: [REDACTED]
 - c. Chief's Contract is up August 1st and he will work with Township Attorney on language and proposal.
 - d. Administrator is waiting on a reply from the DPW union
 - e. Police Outside Duty Study, Ch.28 – all okay with a resolution going forward.

- f. **Recreation** – Deputy Mayor Appice spoke about flag football and how the name and equipment belongs to town and the recreation will be taking over it. Deputy Mayor Appice spoke about the issue with baseball. She further went to discuss the job description of the Recreation Director. The secretary position would be reduced to 2,500 and the Ordinance would be amended to reflect the position of the Recreation Director at \$8,500.

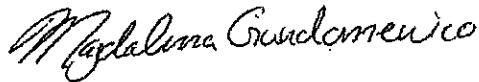
Mayor Mosca asked for a motion to adjourn closed session to open session

A motion was made by Comm. G. Artola and seconded by Comm. L. Boniface to confirm.

AYES: Comm. L. Boniface, Comm. G. Artola, Comm. V. Bessetti ,Deputy Mayor J. Appice and Mayor P.Mosca

Closed Session adjourned to Open Session at 10:24 pm

Respectfully submitted,

A handwritten signature in cursive script, reading "Magdalena Giandomenico".

Magdalena Giandomenico